

**MINUTES**  
**GREEN BAY PLAN COMMISSION**  
**Monday, November 27, 2017**  
**City Hall, Room 604**  
**6:00 p.m.**

***\*\*For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/plan-commission-meeting-106/> and follow the time stamp listed on each item.***

**MEMBERS PRESENT:** Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. David Nennig, Lisa Hanson, Randall Petrouske, Jacob Miller and Jerry Wiezbiskie

**OTHERS PRESENT:** Kevin Vonck, Paul Neumeyer, Stephanie Hummel, David Buck, Cheryl Renier-Wigg, Ald. Bill Galvin, Ald. John Vander Leest, Ald. Mark Steuer, Michelle Belongie, Brion Hayward, Dan Ahlboen, Larry Guyette, Sharon Guyette, P. Carl Grunwaldt, Tom Giese, Brian Stern, Dan Goben, Kristie Letizia (Goben), Jeff Woelz, Margaret Reiffers, Michael Dockry, Bobbie Lison, Eugene Turchyn, Clarice DeGroot, Carol Piergnet, John Doro, Mark Grasse, Aline Strehlow and Bill Meindl

**APPROVAL OF MINUTES:**

Approval of the minutes from the November 13, 2017, Plan Commission meeting. (0:01:26)

A motion was made by S. Bremer and seconded by J. Wiezbiskie to approve the minutes from the November 13, 2017, Plan Commission meeting. Motion carried.

**COMMUNICATIONS:**

1. Request of Ald. Tom De Wane to change any ordinance that pertains to putting in trailways on their property. Recommendation: Refer to staff. (0:01:39)

A motion was made by J. Wiezbiskie and seconded by Ald. D. Nennig to refer to staff a request of Ald. Tom De Wane to change any ordinance that pertains to putting in trailways on their property. Motion carried.

**OLD BUSINESS:**

2. Request of Ald. Tom De Wane to discuss with possible action the sidewalk ordinance, referred back from City Council on November 14, 2017. Recommendation: Refer to staff. (0:02:05)

A motion was made by J. Wiezbiskie and seconded by R. Petrouske to refer to staff a request of Ald. Tom De Wane to discuss with possible action the sidewalk ordinance, referred back from City Council on November 14, 2017. Motion carried.

Item #3 will be moved until Ald. B. Gavin arrives.

**NEW BUSINESS:**

4. (ZP 17-30) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family home within a Low Density Residential (R1) District

located at 604 Augusta Street, submitted by Michelle Belongie, on behalf of the Roger Flegle Estate. (Ald. R. Scannell, District 7) (0:02:41)

P. Neumeyer presented to Commissioners the staff report and recommendation for a CUP at 604 Augusta Street. Affected property owners were notified and no calls were received regarding the request. Staff is recommending approval of the request subject to:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Removal of the eastern most nonconforming driveway and return the area to green space.
- c. A site plan is submitted that delineates compliant parking with Chapter 13-600 and 13-1700, Green Bay Zoning Code.
- d. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements to convert the structure to a two family dwelling.

A discussion ensued between staff and Commissioners. Information included parking, removing of the east most driveway, parking in the alley, the nonconforming status and conditions added by staff.

A motion was made by S. Bremer and seconded by L. Hanson to open the floor for public comments. Motion carried.

Michelle Belongie – 1803 Gross Avenue: M. Belongie gave a brief background regarding the property. She informed Commissioners that the house was converted into a single-family home; however, it still has two separate living quarters.

A conversation ensued between Commissioners and M. Belongie, in which she was asked if she was comfortable with the conditions. She stated yes.

Brion Hayward – 1010 N. Ashland Avenue: B. Hayward represents Commercial Cooking Systems, which is the property to the west. He does not have an issue with the request; however, he feels the parking situation needs to be clarified as the previous tenant came to them looking for additional parking.

The following were present but did not wish to speak: Dan Ahlboen – 317 E 15<sup>th</sup> Street, Kaukauna, WI; Larry and Sharon Guyette – 1263 Rita Lane, De Pere.

A motion was made by S. Bremer and seconded by L. Hanson to return the meeting back to regular order of business. Motion carried.

A motion was made by L. Hanson and seconded by S. Bremer to approve a Conditional Use Permit (CUP) for a two-family home within a Low Density Residential (R1) District located at 604 Augusta Street, subject to the above listed conditions. Motion carried.

5. (ZP 17-31) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family home within a Low Density Residential (R1) District located at 1299 Stuart Street, submitted by Constance J. Grunwaldt, property owner. (Ald. B. Galvin, District 4) (0:24:45)

P. Neumeyer presented the staff report and recommendation for a CUP at 1299 Stuart Street. Affected property owners were notified and no calls were received regarding the request. Staff is recommending approval of the request subject to:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit and standard site plan review/approval.
- b. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements to convert the structure to a two family dwelling.

A motion was made by L. Hanson and seconded by J. Wiezbiskie to open the floor for public comments. Motion carried.

P. Carl Grunwaldt – 1299 Stuart Street: P. Grunwaldt stated he is the current tenant and that his sister is the owner of the property. He informed Commissioners what the renovations will be done.

A discussion ensued between Commissioners and P. Grunwaldt regarding the look of the building.

A motion was made by L. Hanson and seconded by S. Bremer to close the floor and return the meeting back to regular order of business. Motion carried.

A motion was made by L. Hanson and seconded by S. Bremer to approve a Conditional Use Permit (CUP) for a two-family home within a Low Density Residential (R1) District located at 1299 Stuart Street, subject to the above listed conditions. Motion carried.

6. (SV 17-01) Consideration with possible action on the request to vacate an unimproved portion of Radisson Street between North Webster Avenue and St. George Street, submitted by the Department of Public Works. (Ald. J. Moore, District 6) (0:31:08)

S. Hummel presented to Commissioners the staff report and recommendation for a street vacation for a portion of Radisson Street, between North Webster Avenue and St. George Street. S. Hummel gave a brief history of how this section of roadway was not initially vacated. Staff is recommending approval subject to the following conditions:

- a. The owner of parcel 20-604 shall assume ownership and maintenance responsibilities of existing sanitary sewer within the vacated area and extension thereof to manhole near centerline of St. George Street.
- b. A 20 ft. wide easement shall be retained centered on the existing storm sewer.
- c. Wisconsin Public Service shall be granted an easement for the area covering their gas main on the property.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to approve to vacate an unimproved portion of Radisson Street between North Webster Avenue and St. George Street, subject to the above listed conditions. Motion carried.

7. (ROW 17-02b) Consideration with possible action on the request to approve a Plat of Right-of-Way and Map Amendment for North Webster Avenue, submitted by the Improvement & Services Committee. (0:32:34)

S. Hummel presented to Commissioners the staff report and recommendation for a Plat of Right-of-Way and Map Amendment for North Webster Avenue. This is for the major reconstruction project on Webster Avenue and will add the remaining 50 parcels designated for

the reconstruction project onto the City's official map. She stated that T. Giese is here to answer any questions regarding the reconstruction project.

A conversation ensued between Commissioners, staff and T. Giese regarding the reconstruction project.

The following were present but did not wish to speak – Brian Stern – 1207 N. Webster Avenue.

A motion was made by J. Wiezbiskie and seconded by R. Petrouske to approve a Plat of Right-of-Way and Map Amendment for North Webster Avenue. Motion carried.

### **OLD BUSINESS:**

3. (CPA 17-03) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan by amending the future land use map (figure 18-1) for properties located at 1335 thru 1369 East Mason Street and 526 South Baird Street from Medium Intensity Retail Office Housing (MIROH) to Commercial (C), submitted by Dan Roarty, Dimension IV, on behalf of Dan Goben, Goben Cars. (Ald. B. Gavin, District 4) (0:34:50)

P. Neumeyer presented to Commissioners the staff report and recommendation for the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan. The request was then referred back to Plan Commission from the Common Council meeting held on November 14, 2017. Staff reaffirmed its recommendation to deny the request.

A motion was made by L. Hanson and seconded by S. Bremer to open the floor for public comments. Motion carried.

Dan Goben – 1369 E. Mason Street: D. Goben is the applicant for this request. He gave a summary of his current properties and explained his future expansion plans as well as the history of Goben Cars. He then stated they will not be asking for any type of variances or tax money from the City of Green Bay. Other information discussed included lighting, no intercom system, neighborhood support and a new sidewalk along E. Mason.

A conversation ensued between Commissioners and D. Goben. Information included lighting, and the “historical” buildings on the lot.

A conversation then ensued between staff and Commissioners. Information included as to why a CUP can't be used. P. Neumeyer informed Commissioners as to why a CUP cannot be used and clarified questions regarding residential zoning.

Kristie Letizia (Goben) – 8711 Brown Deer Road, Milwaukee: K. Letizia stated she is President and founder of the Milwaukee Auto Action. She is in support of the request.

Jeff Woelz – 1372 E. Mason: J. Woelz stated he is in favor of the request and believes this is going to be an improvement to the area.

Margaret Reiffers – 1350 E. Mason Street: M. Reiffers stated she is in favor of the request.

Michael Dockery – 1402 Rushmore Circle, De Pere: M. Dockery stated he is the broker working with D. Goben. He is in favor of the project and supports D. Goben.

Bobbie Lison – 1247 Lawe Street: B. Lison stated she is President of the East Astor Neighborhood Association. She is not in favor of the request and feels a car dealership is not a good fit for the area and there are better uses for the area.

Ald. John Vander Leest – 1625 Vernon Court: Ald. J. Vander Leest stated small businesses are the back bone of the community and is in favor of the request.

Ald. Bill Galvin – Ald. B Galvin stated he is the Alderperson for this district. He informed Commissioners the reasons for referring the item back to Plan Commission, which included additional information regarding the project. He believes there are other opportunities for development and better uses than a car lot. He would like for the Plan Commission to deny the request.

Ald. Mark Steuer – Ald. M. Steuer stated he is the Chairman of the Historical Preservation Commission and is concerned with the “historical” buildings that would be taken down and would like to see them stay. He does think D. Goblen has a good plan, but is neutral regarding the request.

Dan Roarty – 2529 Tulip Lane, Howard: D. Roarty is the project architect and gave a brief history of D. Goblen’s current, past and future plans for Goblen Cars as well as his own. Items he discussed in detail included zoning, the Comprehensive Plan and properties to be razed.

C. Renier-Wigg, Assistant Development Director - Dept. of Community and Economic Development: C. Renier-Wigg clarified the reasons for the delay regarding the “blue” houses. She informed Commissioners there was another development plan for this site; however, the deal fell through and the developer had until April 2017, to come up with a plan.

A discussion ensued between D. Goblen and Commissioners regarding landscaping and green space for the development.

A motion was made by J. Wiezbiskie and seconded by S. Bremer to return the meeting to regular order of business.

Another discussion ensued between D. Goblen and Commissioners regarding the number of lots that he owns and the choosing of this lot over another lot in the City. D. Goblen stated he chose this lot as it is close to his current lot. R. Petrouske reiterated the reason with D. Goblen for not expanding on Bellevue is because there is nowhere for him to expand. He stated yes. He was asked if his current location would close within the next five years. He stated that selling the property could be a possibility, but not to a car dealership.

Other information discussed included max number of cars on the lot, the number of customers per day, a buffer between the lot and residential properties and the “historical” condemned structures and incorporating them into the current site plan. D. Goblen stated he has no interest in the buildings and they will all come down.

Motion carried.

A discussion ensued between Commissioners and staff. Commissioners shared their opinions and recommendations regarding the request. The main points of discussion included the neighborhood support, “historical” properties, housing needs, zoning, “blue” houses, property/land values, land uses, short/long term visions and dynamics of the neighborhood.

A motion was made by J. Wiezbiskie and seconded by R. Petrouske to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan by amending the future land use map for properties located at 1335 thru 1369 East Mason Street and 526 South Baird Street from Medium Intensity Retail Office Housing (MIROH) to Commercial (C). Motion carried. (Noes: J. Miller)

#### **INFORMATIONAL:**

#### **OTHER:**

Director's Update on Council Actions. (2:49:46)

K. Vonck reported on the following information from the November 14, 2017, Council Meeting:

#### **Items referred back to the Plan Commission:**

- A request of Ald. Tom De Wane to discuss with possible action the sidewalk ordinance.
- A request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan by amending the future land use map (figure 18-1) for properties located from 1335 thru 1369 East Mason Street and 526 South Baird Street from Medium Intensity Retail Office Housing (MIROH) to Commercial (C).

#### **Ordinances Approved:**

- An ordinance amending the Official Map of the City to amend Area Development Plan 41 to extend Crestwood Spring Court.

S. Bremer asked for an update on the Boutique Hotel on Nicolet and the Tillman Property. K. Vonck stated that the Boutique project is currently at a standstill. And the Tillman property and landscaping is currently being cleaned-up and there is no current development or requests for the property at this time.

K. Vonck introduced to Commissioners staff's newest Planner, David Buck.

#### **SUBMITTED PETITIONS: (for informational purposes only)**

A motion was made by L. Hanson and seconded by S. Bremer to adjourn. Motion carried.

Meeting adjourned at 8:52 p.m.